



## Unit A, The Swan Centre

Chapel Street, Rugby, CV21 5EB

### Fitted leisure unit in prime corner position

**3,642 sq ft**

(338.35 sq m)

- In close proximity to ASDA, Costa, Bewitched Coffee and Libertine Burger
- Class E or Bar use possible
- Positioned on key route through to the Rugby Centre, home to Boots, Vision Express and Superdrug
- Fitted unit

Summary

Available Size	3,642 sq ft
Rent	Rent on application
Rates Payable	£19,712 per annum
Rateable Value	£38,500
BER Rating	Upon enquiry

Location

Located at the heart of Rugby Town Centre, The Swan Centre is anchored by an ASDA supermarket and is adjacent to the indoor Rugby Central Shopping Centre home to Boots, Superdrug, Vision Express and many more. To the south of the scheme is the World of Rugby Hall of Fame Exhibition and Museum. The unit benefits from 139 car parking spaces adjacent, and 290 spaces in the under croft beneath the supermarket.

The unit sits on a prime corner facing ASDA at the main entrance to the scheme, and is in close proximity to Libertine Burger, Bewicked, Anytime Fitness and Costa.

Description

The property is a partially fitted, former leisure unit arranged on ground and first floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,522	141.40
1st	2,120	196.95
Total	3,642	338.35

Tenure

Available on a lease for a term of years to be agreed.

Planning

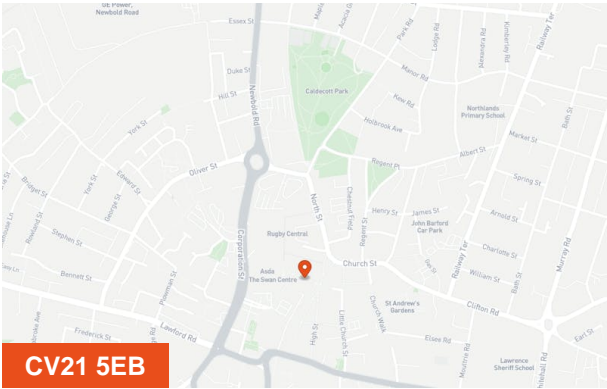
The property was last used as a bar and mini golf facility, but the landlord will consider other uses, subject to planning.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing & Further Information

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